



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.

Project Name/Address:

Planner: Matthews Jackson, Neighborhood Development Planning Manager
MJackson@bellevuewa.gov

Minimum Comment Period:

Materials included in this Notice:

Blue Bulletin
Checklist
Vicinity Map
Plans
Other:

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

SEPA Environmental Checklist and Supplemental Sheet for Non-Project Actions

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (except Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the Environmental Checklist plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Land Use Code Amendment (LUCA) for Sequence One of the Grand Connection, creating a new section 20.25A.175 in the Land Use Code (LUC). 20-114098-AD
2. Name of applicant: [\[help\]](#)
City of Bellevue
3. Address and phone number of applicant and contact person: [\[help\]](#)
*Nick Whipple, Senior Planner, 425-452-4578
Development Services Department
450 110th Avenue NE
Bellevue, WA 98004*
4. Date checklist prepared: [\[help\]](#)
February 24, 2021
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Adoption of the Grand Connection Sequence One Guidelines and Standards LUCA is anticipated to be complete by June 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
The Grand Connection route is separated into two sequences. Sequence One addresses the area from the intersection of 100th Avenue NE and Main Street to the east end of the Transit Center (NE 6th Street and 110th Avenue NE). Sequence Two addresses the area east of NE 6th Street and 110th Avenue NE and the crossing of Interstate 405 to the Wilburton Area and the Eastrail. The LUCA for Sequence Two is not yet scheduled.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A non-project Environmental Checklist for Sequence One of the Grand Connection LUCA is included.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
N/A
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City Council approval of the LUCA.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead

agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

The proposed Grand Connection Sequence One LUCA will revise and replace the existing Pedestrian Corridor and Major Public Open Space Design Guidelines and amend LUC 20.25A.090.C.1-2 and LUC 20.25A to establish section 20.25A.175 Grand Connection and Major Public Open Spaces.

The proposed Grand Connection Sequence One LUCA implements key elements of the vision illustrated in the Grand Connection Framework Plan and the 2018 Grand Connection Comprehensive Plan Amendment (CPA), Ordinance No. 6449.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Sequence One: the area beginning from the intersection of 100th Avenue NE and Main Street to the east end of the Transit Center (NE 6th Street and 110th Avenue NE).

B. Environmental Elements [\[help\]](#)

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235(3)(b).

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: *Nick Whipple*

Position and Agency/Organization: *Senior Planner, Development Services*

Date Submitted: *February 24, 2021*

D. Supplemental Sheet For Nonproject Actions [\[help\]](#)

(IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

ENVIRONMENTAL SUMMARY PER WAC 197-11-440(4)

The proposal is to revise and replace the existing Pedestrian

Corridor and Major Public Open Space Design Guidelines with a new LUC 20.25A.175 section and amend LUC 20.25A.090.C.1-2, to implement the 2018 Grand Connection CPA.

Objectives: The proposed Grand Connection Sequence One LUCA implements key elements of the vision illustrated in the Grand Connection Framework Plan and the 2018 Grand Connection CPA. This LUCA and the overall Grand Connection Framework Plan and CPA, together referred to the Grand Connection Initiative, support improving livability, access, and placemaking along the Grand Connection route. The City Council has identified the Grand Connection Initiative as a Council Priority, in order to take advantage of City investment in new infrastructure, such as intersection improvements. This LUCA contains new guidelines and standards, referred to as the Grand Connection Sequence One Guidelines and Standards, in LUC 20.25A.175, and revises and replaces the existing Pedestrian Corridor and Major Public Open Space Design Guidelines. Sequence One addresses the area from the intersection of 100th Avenue NE and Main Street to the east end of the Transit Center (NE 6th Street and 110th Avenue NE).

The Purpose and Need to which the proposal is responding to: The proposed code changes are intended to implement the Grand Connection CPA Ordinance No. 6449 adopted in 2018, and elements of the Grand Connection Framework Plan primarily through the redevelopment of private property along the corridor.

State the major conclusions, significant areas of controversy and uncertainty: The proposed LUCA will replace the existing Pedestrian Corridor and Major Public Open Space Design Guidelines and amend LUC 20.25A to establish section 20.25A.175 Grand Connection and Major Public Open Spaces. The new section streamlines provisions related to the Grand Connection and is intended to be clearer and more user-friendly for reviewers, project teams, and the general public. There are no areas of significant controversy or uncertainty.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: No issues to be resolved.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: There are no significant adverse impacts that cannot be mitigated. The proposal is a nonproject action to amend the LUC to establish design guidelines and standards for development along the Grand Connection route in Downtown Bellevue. Currently, development along the Grand Connection route must comply with the Pedestrian Corridor and Major Public Open Space Design Guidelines in addition to any other applicable requirements, standards, criteria, and guidelines provided in Part 20.25A LUC. The

proposed amendments will replace the Pedestrian Corridor and Major Public Open Space Design Guidelines and include a new set of guidelines and standards while allowing for the same development opportunity in Downtown Bellevue. Any specific proposal to develop a portion of the Grand Connection would require project-level SEPA review.

Describe any proposed mitigation measures and their effectiveness: *No significant environmental impacts have been identified, therefore, no mitigation measures are proposed. No specific development is being approved with this proposal.*

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Adoption of the proposed code amendments will not increase the potential impacts to water, emissions to air, earth resources or noise production.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The proposed code amendment will not increase the potential impacts to plants and animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?
No adverse impacts to energy or natural resources are anticipated.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
The proposed code amendments would not affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. Downtown Bellevue has no designated environmentally sensitive areas. Any future project proposal would still be required to comply with all applicable Bellevue City Codes and Ordinances.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Downtown Bellevue is outside the Shoreline Jurisdiction, therefore the City's Shoreline Master Program and Shoreline Management Regulations do not apply. The proposed code amendments do not affect land uses as the same land use districts will continue to apply to the Grand Connection Sequence One.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed code amendments to the Land Use Code will not change the demands on the transportation system or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed code amendments are not anticipated to conflict with local, state, or federal laws or requirements for the protection of the environment.

Vicinity Map

